



FOR SALE

3017 & 3021 North Main Street

High Point, NC 27265

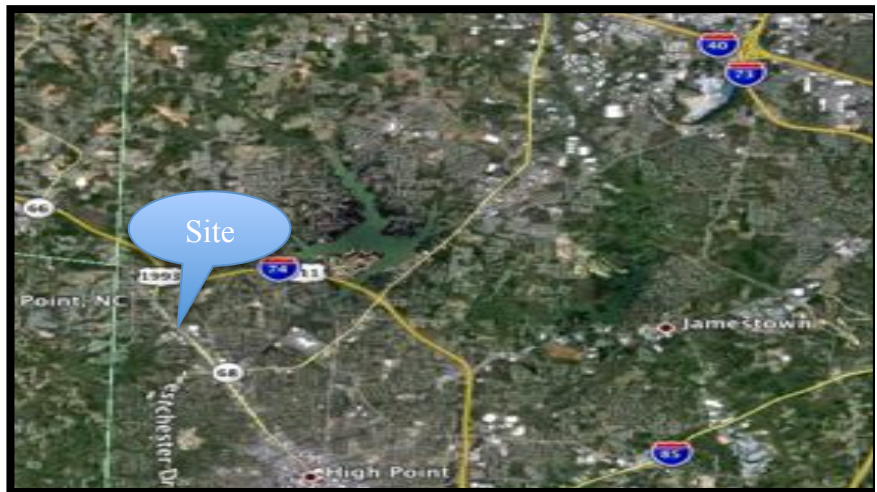


FEATURES:

Income Producing Property

Includes:

- 20,325+/- SF retail building and a Self Storage Facility.
- Current Tenants:
 - Sweepstakes (Internet Café): 3,600 +/- SF
 - Plain & Fancy Caterers: 4,120 +/- SF
 - Aaron Rents: 12,000 +/- SF
- New Roof (2011).
- 62 Unit Mini-Storage. 52 of the units are currently rented.
- Room to expand on storage facility or retail facility.
- NOI: \$118,527 (2011)
- Surrounding Properties Include: McDonalds, Walmart, Hardees, Rush Fitness, Aldi, Lowes, Bojangles, Arby's.



Zoned: CU-GB

Year Built: 1988

Lot Size: 3.06 +/- Acres

LISTING PRICE: \$1,316,966

For Marketing Information Contact:

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